

FROSTERLEY GROVE, BILLINGHAM, TS23 3PS



- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Two Bedroom Semi Detached Bungalow
- ▲ In Ready to Move in Condition
- ▲ Southerly Facing Rear Garden

- ▲ 19 FT Detached Garage
- ▲ 17ft Lounge & Breakfast Kitchen with a Range of Shaker Design Units
- ▲ Bathroom with Modern Three Piece Suite
- ▲ Cul-De-Sac Position

Offers Over £149,950

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Set in a small cul-de-sac, this well-presented two bedroom semi-detached bungalow is in ready to move in condition and features a CHAIN FREE sale, SOUTHERLY facing rear garden and a 19ft detached garage.

The property comprises entrance hall, two double bedrooms, 17ft lounge with French doors into the garden, breakfast kitchen with a range of modern Shaker design units and bathroom with modern three-piece suite. Outside there is a landscaped front garden, off street parking on the driveway and low maintenance south facing rear garden backing onto bungalows.

Other features include gas central heating with Baxi combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass inlay to a spacious entrance hall with access to the loft via a dropdown ladder.

LOUNGE - 5.36m x 3.5m (17'7" x 11'6")

Fitted with an imitation electric log burner, radiator and UPVC French doors open to the rear southerly facing garden.

BREAKFAST KITCHEN - 4.32m (14'2") into recess x 2.72m (8'11")

Fitted with a range of shaker design wall, drawer, and floor units with complementary work surface, four ring electric hob with tiled splashback and brushed steel electric extractor fan over with glass inlay, integrated electric oven, stainless steel sink with mixer tap and drainer, plumbing for washing machine, breakfast bar area, wall mounted Baxi combination boiler, radiator and tile effect vinyl flooring.

BEDROOM ONE - 3.63m x 3.5m (11'11" x 11'6")

With radiator.

BEDROOM TWO - 2.77m x 2.72m (9'1" x 8'11")

With radiator.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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BATHROOM

Fitted with a modern three-piece suite comprising P' shaped bath with shower over and glass shower screen, wash hand basin with mixer tap, dual flush WC, fully tiled walls, woodgrain effect laminate flooring and radiator.

EXTERNALLY

GARDENS & PARKING

To the front there is a landscaped garden with gravelled and flagstone patio area and a boundary wall. A large tandem concrete driveway for a number of cars leads to a detached garage. Side gated access leads to the low maintenance rear garden with large flagstone patio area and mature flower borders.

GARAGE - 5.8m x 2.82m (19' x 9'3")

With up and over door, power supply and light.

AGENTS REF: - MH/LS/BIL250432/29102025

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



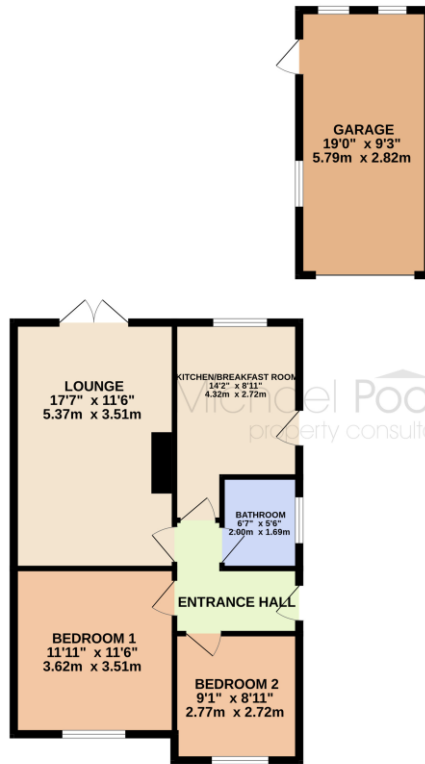
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market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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